



HISTORIC REVIEW COMMISSION MINUTES

February 11, 2013

ATTENDANCE

Chairman Thom Kuntzman – Present
Vice-Chairman Ken Aston – Present
Commissioner Janice DiGirolamo – Present
Commissioner Sandra Wilmoth - Present

Commissioner Sue Simons – Present
Commissioner Bob Strothkamp - Present
Aldermanic Liaison John Diehl – Excused

CITY OFFICIALS

Franz Kraintz - Director of Planning, Zoning & Economic Development

CALL TO ORDER

Chairman Kuntzman called the meeting of the City of Manchester Historic Review Commission to order at 5:30 p.m. The attendance at the meeting is reflected above.

APPROVAL OF THE MINUTES

Commissioner Strothkamp made a motion to approve the minutes of the January 21, 2013 meeting which was seconded by Commissioner Wilmoth. Unanimously approved.

SHPO SURVEYS OF MANCHESTER HISTORIC PROPERTIES

The 1983 surveys of historic properties, including ones on Henry Avenue were received from the State Historic Preservation Office (SHPO) on compact disk. Because of the size of the files, Director Kraintz could not send them to the HRC members electronically. He offered to make CD copies if anyone wanted them. Chairman Kuntzman asked that now that the City has them, how will they be made available for public viewing. The response was the City's website would be a good place for the public to view them. Ideally, these surveys need to be updated to reflect demolitions, additions, renovations etc., that have occurred since 1983 and modernized using the current SHPO forms. Director Kraintz will inquire with the City's IT staff if a tab or link can be created to serve as a public "gallery" to view these historic properties.

ENFORCEMENT OF CERTIFICATES OF APPROPRIATENESS

There has been some general concern that recent plans for projects approved by the HRC have not been fully complied with or plans changed without the HRC's approval. Examples mentioned were the mismatched siding placed on the Langenbeck House by Dial Architects and the new bay window repair done by Kowal Photography at the Schreiner-Reinhard House. While these infractions have not been egregious, there is a standard procedure that should be followed to seek re-approval from the HRC if plans are modified. One likely way to handle this is for City staff to become more involved in conducting physical inspections of buildings.

2013 GOALS

The HRC began to review the final draft of the goals prepared for 2013. Upon reaching Goal #2, which listed more discussion with the Board of Aldermen on the future of the historic area, Director Kraintz was asked if there had been anymore discussion on this topic. Director Kraintz responded there had and

the HRC will host this joint meeting at their next meeting on March 4. The HRC asked how they should prepare for the meeting and it was advised that this will be an opportunity to get input from the Board of Aldermen. Vice-Chairman Aston responded that the Clayton article he sent should support the HRC's position about what can be done by property owners to their properties. Director Kraintz clarified that while the article in question stated that property owners were free to do as they choose with their historic properties, it also stated that they could do so, so long as there was no federal money involved which seemed to extend to tax credits made available if these were in a nationally recognized historic district. Vice-Chairman Aston replied that such federal tax credit monies could be returned to the treasury on a pro-rated basis if properties using tax credits were demolished within 5 years of using the credits. Director Kraintz suggested this would be kind of waste and creates a conflicting message to property owners.

OTHER MATTERS

Chairman Kuntzman asked if it was known what the deadline was to sign up for the state-wide CLG Forum on April 19. This will be obtained and disseminated as soon as possible.

ADJOURNMENT

The next meeting will be Monday March 4, 2013 at 5:30 p.m with the Board of Aldermen. With the business of the HRC concluded, Commissioner Strothkamp made a motion to adjourn which was seconded by Commissioner Wilmoth. Meeting adjourned at 6:40 p.m.